

RECORDING REQUESTED BY AND MAIL TO

NAME JERRY BANKSTON
STREET 1030 SPRING ST. P.O. Box 307
CITY Paso Robles, CA. 93447-0307

DOC. NO. **85941**
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL

DEC 11 1987



FRANCIS M. COONEY
County Clerk Recorder
TIME **4:30 PM**

CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

ORDINANCE NO. 540 N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING AND ADOPTING THE PASO ROBLES REDEVELOPMENT PLAN FOR THE PASO ROBLES REDEVELOPMENT PROJECT AREA

THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. On June 25, 1980 the El Paso de Robles City Council (herein "City Council") adopted Ordinance No. 449 N.S. creating the El Paso de Robles Redevelopment Agency (herein "Agency") for the purpose of pursuing redevelopment activities in the community.

SECTION 2. On August 13, 1986 the City Council further adopted Resolution No. 3179 captioned:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DESIGNATING CERTAIN REAL PROPERTIES AS BEING INCLUDED WITHIN AN AMENDED SURVEY AREA FOR REDEVELOPMENT CONSIDERATIONS: AND DIRECTING STAFF, THE PLANNING COMMISSION, AND REDEVELOPMENT AGENCY TO CONDUCT THE NECESSARY PUBLIC HEARING AND PREPARE THE NECESSARY REPORTS FOR CONSIDERATION AND ADOPTION OF PASO ROBLES REDEVELOPMENT PROJECT AREA(S) AND PLANS(S)"

SECTION 3. The Planning Commission of the City of El Paso de Robles (herein "Planning Commission") in conjunction with the Agency has, by Resolution No. 78-01 designated the Paso Robles Redevelopment Project Area (herein "Project Area").

SECTION 4. The Agency, by Resolution No. RA 87-01 approved on February 10, 1987, and the Planning Commission (herein "Planning Commission"), by Resolution No. PC 87-01, approved on February 10, 1987, have prepared and approved a Preliminary Redevelopment Plan for the Paso Robles Redevelopment Project Area (herein "Preliminary Redevelopment Plan").

SECTION 5. The City Council has received from the Agency the proposed Paso Robles Redevelopment Plan for the Paso Robles Redevelopment Project Area (herein "Redevelopment Plan"), as approved by the Agency, a copy of which is on file at the Office of the Executive Director of the Agency at 1030 Spring Street, Paso Robles, California, and at the Office of the City Clerk of the City of El Paso de Robles (herein "City"), City Hall, 1030 Spring Street, Paso Robles, California, together with the Report of the Agency, entitled "Final Redevelopment Agency Report on the Paso Robles Redevelopment Plan for the Redevelopment Project Area" including the reasons for the original selection

operations in public rights-of-way as appropriate to carry out this Plan.

- b. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
- c. The undertaking and completion of any other proceedings necessary to carry out the Project.
- d. Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan, provided that such action is consistent with Section 500 of the Redevelopment Plan.
- e. Imposition wherever necessary (by Conditional Use Permits or other means) of appropriate controls, within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- f. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- g. Performance of the above (and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the development of the Project Area) shall be commenced and carried to completion without unnecessary delays.

SECTION 21. The City Council agrees and does hereby:

- a. Pledge its cooperation in helping to carry out the Redevelopment Plan and requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises, likewise to cooperate to such extent and to exercise their respective functions and powers in a manner which is consistent with the Redevelopment Plan.
- b. Stand ready to consider the taking of appropriate action upon proposals and measures which are designed to effectuate the Redevelopment Plan.

SECTION 22. That certain document entitled "Paso Robles Redevelopment Plan for the Paso Robles Redevelopment Project Area", the maps contained therein, and such other reports as are incorporated therein by reference, a copy of which is on file in the office of the City Clerk of the City, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved, and adopted as the official "Paso Robles Redevelopment Plan for the Paso Robles Redevelopment Project Area".

SECTION 23. The City Clerk is directed to send a certified copy of this Ordinance to the Agency, and the Agency is vested with the responsibility of carrying out the Redevelopment Plan.

SECTION 24. The City Clerk is hereby directed to record with the County Recorder of the County of San Luis Obispo, a description of the land within the Project Area, and a statement that proceedings for the redevelopment of the Project Area have been instituted under the California Community Redevelopment Law. The Agency is hereby directed to effectuate recordation of documents in accordance with the provisions of Section 27295 of the Government Code to the extent they are applicable.

SECTION 25. The Building Department of the City is hereby directed, for a period of two years, to advise all applicants for building permits in the Project Area boundaries that the site for which a building permit is being sought for the construction of buildings or for other improvements is within the Project Area and subject to the Paso Robles Redevelopment Plan.

SECTION 26. The City Clerk is directed to transmit a copy of the description and statement recorded by the City Clerk pursuant to Section 24 of this Ordinance, a copy of this Ordinance, and a map or plat, indicating the boundaries of the Project Area, to the Auditor and Tax Assessor of the County of San Luis Obispo, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area, and to the State Board of Equalization, within thirty (30) days following the adoption of this Ordinance.

SECTION 27. Severability. If any part of this Ordinance or the Redevelopment Plan, is challenged in a court of competent jurisdiction and is thereafter declared to be unconstitutional, illegal, inoperative, or otherwise ineffective, such decision shall not affect the validity of the remaining portion thereof. The City Council hereby declares that it would have adopted this Ordinance and the Redevelopment Plan, and each part thereof, irrespective of the fact that any one or more parts thereof be declared invalid or unconstitutional.

SECTION 28. This Ordinance shall become effective thirty (30) days after its final passage and adoption and the Agency shall be vested with the responsibility of implementing and carrying out the Redevelopment Plan and is directed to undertake all activities and/or projects as is provided, authorized, or contemplated in the said Redevelopment Plan in order to provide for the redevelopment of the Project Area.

SECTION 29. The City Clerk shall certify to the passage of this Ordinance and cause the same to be published and posted in the manner provided by the City and appropriate provisions of State Law.

SECTION 30. The Paso Robles Redevelopment Plan as approved by this Ordinance shall hereinafter include the recommended amendments, revisions and/or modifications, if any, as are set forth in the official minutes of the November 19, 1987 joint public hearing of the City Council, Redevelopment Agency, Agency, Planning Commission, and Paso Robles Redevelopment Project Area Committee, and attached hereto as Attachment "A".

Introduced this 19th day of November, 1987.

PASSED AND ADOPTED as an Ordinance of the City of El Paso de Robles at a regular meeting of the City Council held on the 30th day of November, 1987, by the following vote:

AYES : Dolan, Ovitt, Martin, Russell
NOES : None
ABSENT : Cousins
ABSTAIN : None

Nick Russell

Mayor, of the City of El Paso de Robles

ATTEST :

Jerry Bankston
City Clerk of the City of
El Paso de Robles

* * * * *

CERTIFICATE OF THE CITY CLERK

I, JERRY BANKSTON, the City Clerk of the City of El Paso de Robles, California, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 540 N.S. of the City of El Paso de Robles passed and adopted at a regular meeting of the City Council held on Nov. 30, 1987.

WITNESS my hand and the seal of the City of El Paso de Robles this 4th day of December, 1987.

Jerry Bankston
Jerry Bankston, City Clerk, of the City
of El Paso de Robles

Jerry Bankston 11 Dec 1987

REDEVELOPMENT DISTRICT NO. 1

BOUNDARY DESCRIPTION

CITY OF EL PASO DE ROBLES

Those portions of the real property lying within the Corporate Limits of the City of El Paso de Robles, County of San Luis Obispo, State of California, as shown on the following maps filed in the Office of the County Recorder of said County:

Map of the City of El Paso de Robles, recorded October 1889, in Book A, Page 189 of Maps;

Map of the Rancho Santa Ysabel, recorded January 1887, in Book A, Page 29 of Maps.

Map of Olive Park Tract, recorded November 1893, in Book A, Page 32 of Maps;

Described as follows:

Beginning at the southeast corner of Block 138, as shown on said Map of the City of El Paso de Robles; thence North $3^{\circ} 50'$ West, 3,280 feet along the westerly line of Oak Street to its intersection with the southerly line of Tenth Street, said intersection also being the northeast corner of Block 130, as shown on said Map of the City of El Paso de Robles; thence South $86^{\circ} 10'$ West, 380 feet along the southerly line of said Tenth Street to its intersection with the westerly line of Vine Street, said intersection also being the northeasterly corner of Block 147, as shown on said Map of the City of El Paso de Robles;

Thence North $3^{\circ} 50'$ West, 10,720 feet along the westerly line of said Vine Street to its intersection with the westerly prolongation of the northerly line of 38th Street; thence North $86^{\circ} 10'$ East, 1930 feet along the northerly line of said 38th Street and its easterly prolongation to its intersection with the easterly line of said City of El Paso de Robles as shown on said Map of the City of El Paso de Robles, said easterly line having a bearing of "S. $38 \frac{1}{2}^{\circ}$ E.";

Thence southerly, along the easterly line of said City of El Paso de Robles, along the following courses: South $38^{\circ} 30'$ East, 2040 feet; South $26^{\circ} 30'$ East, 1385 feet; South $13^{\circ} 45'$ East, 1050 feet to its intersection with the northerly line of the Right of Way of State Highway 46 as shown on the California Division of Highways Right of Way Map for Highway 101 on file with the Division of Highways, District 5 Office, San Luis Obispo, California, Map No. 05-SLO-101, P.M. 45.693-58.897; thence South $66^{\circ} 32' 25''$ West, 513.48 feet along the northerly line of said

Right of Way to an angle point in the easterly line of the Right of Way of said Highway 101, said angle point being shown as 298.54 feet right of Engineer's Station 639 + 65.36 on said Right of Way map;

Thence southerly, 160 feet to an angle point in the easterly line of the Right of Way of said Highway 101, said angle point being shown as 295.53 feet right of Engineer's Station 638 + 10.46 on said Right of Way map; thence southerly along the easterly line of the Right of Way of said Highway 101 along the following courses: South 36° 45' 13" West, 98.73 feet; South 13° 09' 01" East, 463.95 feet; South 2° 35' 48" East, 453.07 feet; South 0° 24' 41" West, 309.79 feet to the beginning of a tangent curve concave westerly and having a radius of 3082.00 feet; thence southerly, 1289.82 feet along said curve through a central angle of 23° 58' 42"; thence South 23° 22' 22" West, 509.21 feet to the beginning of a tangent curve concave easterly and having a radius of 3918.00 feet; thence southerly, 1184.00 feet along said curve through a central angle of 17° 19' 43" to its intersection with the northerly line of Sixteenth Street as shown on said Map of the City of El Paso de Robles;

Thence South 86° 10' West, 620 feet along the northerly line of said Sixteenth Street to its intersection with the westerly line of the Right of Way of the Southern Pacific Railway as shown on said Map of the City of El Paso de Robles, said intersection also being the southeast corner of Block 39 as shown on said Map of the City of El Paso de Robles; thence southeasterly along the westerly line of the Right of Way of said Southern Pacific Railway to its intersection with the southerly line of Fifteenth Street, said intersection also being a point on the northerly line of Block 50, as shown on said Map of the City of El Paso de Robles;

Thence South 86° 10' West, 106 feet along the southerly line of said Fifteenth Street to its intersection with the westerly line of Railroad Street, said intersection also being the northeast corner of Block 41, as shown on said Map of the City of El Paso de Robles; thence South 3° 50' East, 1440 feet along the westerly line of said Railroad Street to its intersection with the northerly line of Eleventh Street, said intersection also being the southeast corner of Block 44, as shown on said Map of the City of El Paso de Robles; thence North 86° 10' East, 133 feet along the northerly line of said Eleventh Street to its intersection with the westerly line of the Right of Way of said Southern Pacific Railway;

Thence southerly 470 feet along the westerly line of the Right of Way of said Southern Pacific Railway to its intersection with the southerly line of Tenth Street, said intersection also being the northeast corner of Block 231, as shown on said Map of the City of El Paso de Robles, thence North 86° 10' East, 100.27 feet along the southerly line of said Tenth Street to its intersection with the easterly line of the Right of Way of said Southern Pacific Railway, said point also being the northwest corner of

Block 94 as shown on said Map of the City of El Paso de Robles, said intersection also being the northwest corner of Tract No. 786 as shown on a map recorded September 13, 1979 and filed in Book 10, Page 10 of Maps in the Office of said County Recorder, said intersection also being the beginning of a non-tangent curve concave westerly and having a radius of 11,409.20 feet, a radial line having a bearing of North 89° 37' 08" West passes through said beginning of a non-tangent curve;

Thence southerly, 71.30 feet along said curve through a central angle of 0° 21' 29"; thence South 89° 58' 38" East, 4.43 feet; thence South 0° 10' 49" East, 222.00 feet; thence North 89° 49' 11" East, 95.50 feet to a point on the easterly line of the Right of Way of said Southern Pacific Railway, said point also being the northwest corner of Lot 2, of said Tract No. 786; thence South 0° 10' 49" East, 802.08 feet along the easterly line of the Right of Way of said Southern Pacific Railway, said easterly line also being the westerly line of Lot 2 and Lot 3 as shown on said Tract No. 786, to its intersection with the center line of Seventh Street as shown on said map of the City of El Paso de Robles;

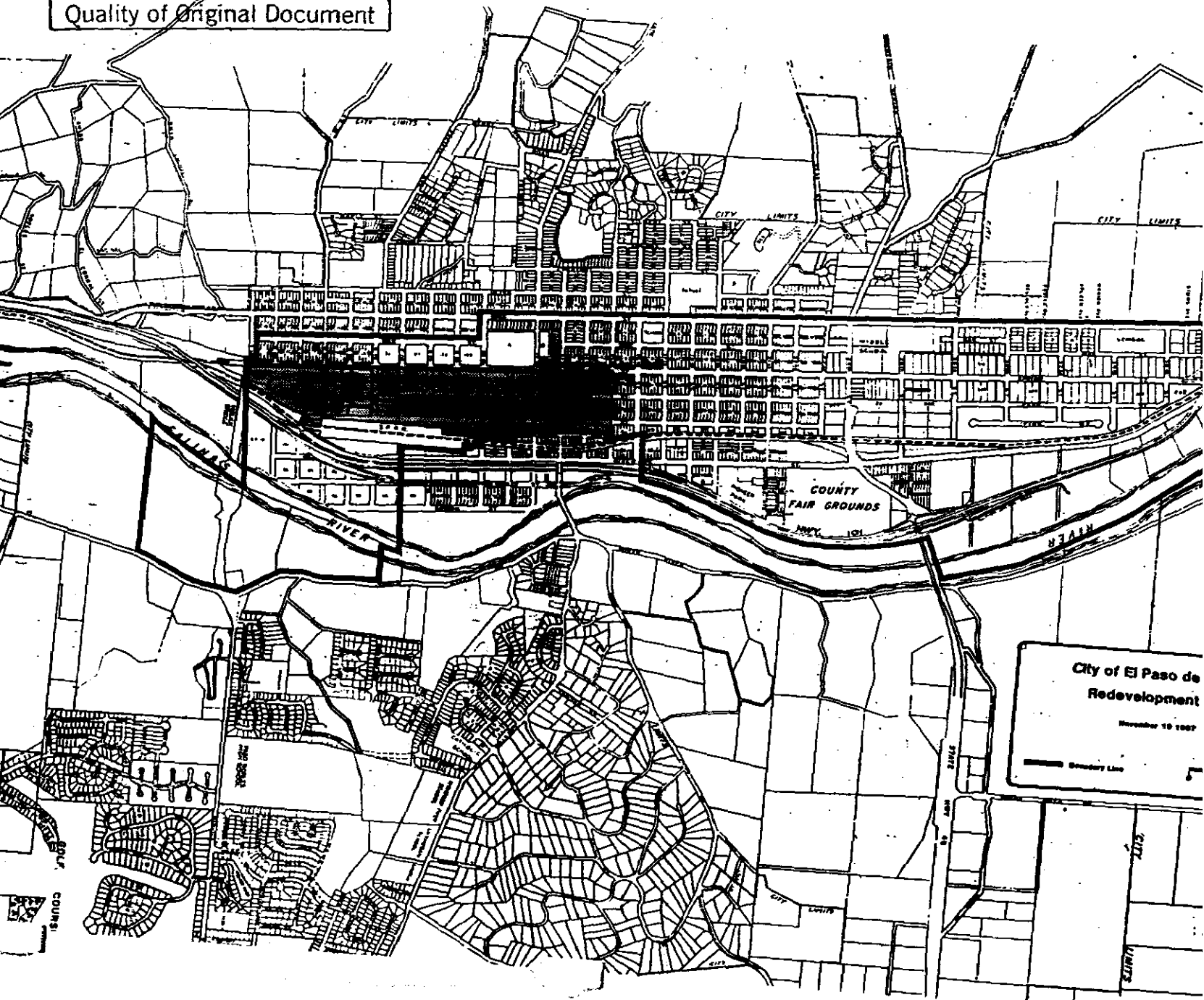
Thence North 86° 10' East, 1540 feet along the centerline of said Seventh Street and its easterly prolongation to its intersection with the easterly line of said City of El Paso de Robles as shown on said Map of the City of El Paso de Robles; thence South 18° 15' West 229 feet along the easterly line of the City of El Paso de Robles to the southwest corner of Lot 2 as shown on said Map of Olive Park Tract; thence East, 633.6 feet, along the southerly line of said Lot 2 to its intersection with the westerly line of an unnamed road as shown on said Olive Park Tract, said unnamed road now being referred to as South River Road;

Thence southerly along the westerly line of said South River Road along the following courses: South 8° 45' East, 50 feet; South 5° 45' West, 165 feet; South 3° 45' East, 560 feet; South 11° 30' West, 280 feet; South 3° 15' East, 297 feet; South 30° 15' East, 304 feet; South 37° 30' East, 432 feet; South 9° 15' West, 726 feet; South 24° West, 858.00 feet to its intersection with the southerly line of Lot 34 as shown on said Map of the Rancho Santa Ysabel; thence West, 2291.52 feet along the southerly line of said Lot 34 to its intersection with the easterly line of the City of El Paso de Robles as shown on said Map of the Rancho Santa Ysabel;

Thence northeasterly along said last mentioned easterly line along the following courses: North 34° 30' East, 544 feet; North 30° 45' East, 1145 feet to its intersection with the easterly prolongation of the southerly line of said First Street; thence South 86° 10' West, 2250 feet along said easterly prolongation of the southerly line of First Street to a point that bears South 3° 50' East, 60.00 feet from said southeast corner of Block 138; thence North 3° 50' West, 60.00 feet to said southeast corner of Block 138, said southeast corner of Block 138 also being the Point of Beginning.

(9/03/87)

Recorder's Memo:
Poor Record is Due To
Quality of Original Document



City of El Paso de
Redevelopment

November 10 1907

Boundary Line

Redevelopment to the Plan shall be amended as follows:

- 1) Section 600.61 be amended to require that the Project Area Committee shall be in existence for ten (10) years following the adoption of the Ordinance approving the Plan, subject to one (1) year extensions by the City Council; and the Project Area Committee shall be called upon by the City Council and Redevelopment Agency to review, comment upon, and provide input to the Planning Commission, Redevelopment Agency and City Council on all specific projects initiated by the Redevelopment Agency prior to an action by the Agency on said specific projects.
- 2) Section 700.10 be amended to require that the Agency's annual budget, excluding debt service and/or contractual revenue reimbursement obligations, shall be submitted to the City Council within 30-days following adoption by the Agency. The City Council shall adopt the budget and/or adopt an amended budget for the Agency, after which the Agency shall accept the City Council budget and approve it as the Agency's final budget. The City Council shall approve the budget by an Ordinance of the City which shall be subject to referendum and appeal procedures of the City.
- 3) Section 660.86 be amended to require that the Housing Replacement and Relocation Appeals Board shall not consist of members of the City Council or the Redevelopment Agency, but may consist of representatives of the Project Area Committee.
- 4) The Project Area boundary be modified by the deletion of certain property as shown on Exhibit 7(a) previously distributed to the City Council and Redevelopment Agency and that the legal description be revised to reflect this deletion as shown on the revised legal description on file with the Agency and City.
- 5) Section 600.31(2) be amended in the second paragraph by changing the Northern boundary of the area subject to condemnation of residential property from 17th Street on the North to 15th Street on the North.
- 6) Section 600.31(2) be amended to add the following sentence:

The Agency shall have no authority to acquire property outside of the area bounded by 15th Street on the North, 1st Street on the South, Spring Street on the West, and the Southern Pacific right-of-way on the East which is developed with a residential dwelling unit which is owner-occupied as of the date of adoption of the Redevelopment Plan, whether or not such property is zoned for residential use, so long as such owner occupancy continues as evidenced by such owner's qualification for the property tax homeowner exemption.

of the Project Area, a description of specific projects proposed by the Agency and how these projects will improve or alleviate the physical, social, and economic conditions existing in the Project Area, and an explanation of why the public improvement cannot be reasonably expected to be accomplished by private enterprise acting alone, a description of the original physical, social, and economic conditions existing in the Project Area, the proposed method of financing the redevelopment of the Project Area, a plan and method for the relocation of business owners and tenants who may be temporarily or permanently displaced from the Project Area, an analysis of the Preliminary Redevelopment Plan, the report and recommendations of the Planning Commission and report required by Government Code Section 65402, the summary of the Paso Robles Project Area Committee, a Final Environmental Impact Report on the Redevelopment Plan, the report of the County Fiscal Officer and the Agency's analysis thereof, including a summary of the consultation of the Agency, or attempts to do so, with each of the taxing agencies, and a neighborhood impact report. A Fiscal Review Committee was called for, and its first meeting was held on June 5, 1987. A report has been prepared and has been submitted to the Agency.

SECTION 6. The Planning Commission which is the duly designated and official planning body for the City, has submitted to the City Council its report and recommendations for approval of the Paso Robles Redevelopment Plan, and its certification that the Redevelopment Plan conforms to the duly adopted General Plan for the City (herein "General Plan"), and the Project Area Committee has submitted to the City Council its report and recommendations for approval of the Redevelopment Plan.

SECTION 7. The Agency has found and determined that the Project Area is characterized by the conditions of blight. These conditions represented physical, social, and economic liabilities which required a redevelopment plan in order to properly provide for the revitalization, redevelopment, and development of these properties in a manner which was consistent with, and in the interest of, general welfare. In addition, the Redevelopment Plan shall be a guideline for implementing the objectives set forth hereinafter so as to ensure that the policies, goals, and objectives of the Agency, the City Council, and the laws of the State of California are complied with and implemented in a manner which is most in keeping with the general welfare.

The blight characterized in the Project Area constitutes a physical, social, or economic liability in the community requiring redevelopment in the interest of the health, safety, and general welfare of the people of the community, and further that this blight is causing a reduction of, or lack of, proper utilization of the area to such an extent that it constituted a serious physical, social, or economic burden on the community which could not reasonably be expected to be reversed or alleviated by private enterprise acting alone.

SECTION 8. The conditions of blight which exist in the Project Area include, but are not limited to:

1. Inadequate street system to serve potential parking, circulation, and loading demand of the Central Business District along Spring Street and the industrial sections of the City.

2. Inadequate street lighting, lack of curbs and gutters, and poor public improvements and facilities.
3. The need for additional public and private utilities in order to accommodate the development of properties within the Project Area boundaries, including the need for additional storm drain facilities and infrastructure.
4. The lack of proper utilization of many properties within the Project Area boundaries resulting in development constraints on a number of these properties, thus producing a stagnant and unproductive condition of land which is otherwise potentially useful and valuable.
5. The unimproved, defective, and/or inadequate construction of some street improvements and public/private utilities within the Project Area which has resulted from the uncoordinated development pattern of certain of the properties within the Project Area.
6. The lack of development or redevelopment within the Project Area which has resulted because of the inadequacy of the required public facilities and services necessary to accommodate the redevelopment of the area in cooperation with the private sector.
7. The presence of vacant and viable residential, industrial and commercial property whose development has been impeded due to a community infrastructure system which is not fully designed and developed to a standard acceptable for development.
8. Inadequate planning of the major highways and railroad which traverse the Project Area with the corresponding failure to provide for the physical and social needs of those persons and properties which are adjacent to, and in close proximity with, the major highways. In this regard, it is obvious that the noise, debris, and other pollutants which are generated by the major highways and the railroad are blighting conditions which negatively impact the property within the Project Area. Provision must be made to minimize or eliminate those conditions and to insure compatibility between the properties adjacent to, and in close proximity with, the major highways.
9. The inability of the City and/or County to wholly finance and construct a Civic Center for El Paso de Robles. Without such a facility, the governmental, and social needs of the City of El Paso de Robles and the surrounding sphere of influence will not be met.
10. Severely dilapidated housing structures in which individuals and families are forced to live. Said housing condition is characterized by unsafe structures, insufficient space, poor ventilation, and inadequate sized lots.

SECTION 9. The City Council does determine and declare that the City Council's purpose and intent with respect to adopting the El Paso de Robles Redevelopment Plan is:

1. The elimination of existing blighted conditions, be they properties or structures, and the prevention of recurring blight in and about the Project Area.
2. The development and redevelopment of property within a coordinated land use pattern of commercial, industrial, residential, and public facilities in the Project Area consistent with the goals, policies, objectives, standards, guidelines, and requirements as set forth in the City's adopted General Plan.
3. The development of public services and facilities including, but not limited, to, police and fire, city administration, cultural, recreational, maintenance and operational services and facilities as are necessary and required for the redevelopment of the Project Area.
4. The elimination of environmental deficiencies including inadequate street and freeway improvements, inadequate utility systems, and inadequate public services; and mitigation of the potential social, physical, and environmental characteristics of blight.
5. The development of a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow.
6. The implementation of techniques to mitigate blight characteristics resulting from exposure to freeway, railroad and public right-of-way corridor activity and affecting adjacent properties within the Project Area.
7. Beautification activities to eliminate all forms of blight including, but not limited to, visual blight, in order to encourage community identity.
8. The encouragement, promotion, and assistance in the development and expansion of local commerce and needed commercial and industrial facilities, increasing local employment prosperity, and improving the economic climate within the Project Area, and the various other isolated vacant and/or underdeveloped properties within the Project Area.
9. The acquisition, assemblage, and/or disposition of sites of usable and marketable sizes and shapes for commercial, and public facility development within the Project Area.
10. The creation of a more cohesive and unified community by strengthening the physical, social, and economic ties between residential, commercial, industrial, and recreational land uses within and adjacent to the Project Area.
11. To provide for very low-, low- and moderate-income housing availability as required by County, Region, or State law requirements, as necessary and desirable, consistent with the goals and objectives of the community.

12. To encourage the coordination, cooperation, and assistance of other local agencies, as may be deemed necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and practical extent.
13. The achievement of a physical environment reflecting a high level of concern of architectural and urban design principles deemed important by the community and property owners.
14. To encourage community and property owner involvement and citizen participation in the adoption of policies, programs, and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and goals of the General Plan.
15. To provide a procedural and financial mechanism by which the Agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.

SECTION 10. The Council has considered the report and recommendations of the Planning Commission and the Project Area Committee, the Paso Robles Preliminary and the Final Redevelopment Agency Reports on the Paso Robles Redevelopment Plan for the Paso Robles Redevelopment Project Area, the Paso Robles Redevelopment Plan and its economic feasibility, the feasibility of the relocation program, and the Final Environmental Impact Report, has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan.

SECTION 11. The Agency, as lead Agency according to the California Environmental Quality Act, as amended, has reviewed and considered the Final Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and Health and Safety Code Section 33352, and certified the completion of said Environmental Impact Report on October 15, 1987, by Redevelopment Agency Resolution No. 87-03. Thereafter, on November 19, 1987 the City Council adopted Resolution No. 87-86, concurring with the El Paso de Robles Redevelopment Agency's approved and certification of the Environmental Report on the Paso Robles Redevelopment Plan.

SECTION 12. The City Council and the Agency duly held a joint public hearing on November 19, 1987, on the adoption of the Redevelopment Plan and matters related thereto. Notice of said hearing was duly and regularly published in the Country News, a newspaper of general circulation in the City and the County, there being no newspaper of general circulation printed and published in the City, once a week for four successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency. Copies of the notice of joint public hearing were mailed by certified mail with receipt requested to the last known address of each assessee as shown on the last equalized assessment roll of the County of San Luis Obispo of each parcel of land in the proposed Project Area. Copies of the Notice of Joint Public Hearing were mailed by Certified Mail with receipt requested to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area.

SECTION 13. The City Council acknowledges receipt of and files:

- a. Resolution No. E88-02 of the Paso Robles Union School District.
- b. Resolution No. H88-02 of the Paso Robles Union High School District.

electing to be allocated certain revenues attributable to increases in the assessed value of the taxable property in the redevelopment Project Area, which are, or otherwise would be, calculated annually pursuant to subdivision (f) of Section 110.1 of the Revenue and Taxation Code, and has provided for such allocation in accordance with the Redevelopment Plan.

SECTION 14. All other written and oral objections to the Redevelopment Plan and Project Area are hereby overruled.

SECTION 15. The Proposed Redevelopment Plan after public hearing and as recommended by the Agency, the Planning Commission, and the Paso Robles Redevelopment Project Area Committee is hereby approved and adopted as the official Redevelopment Plan for the Paso Robles Redevelopment Project Area.

SECTION 16. The City Council hereby finds and determines that:

- a. It is necessary and/or desirable to adopt the Redevelopment Plan to encompass the property referred to in the Redevelopment Plan and to authorize the development and/or construction of such facilities and/or improvements as are set forth in the Redevelopment Plan.
- b. The Project Area has previously been and is determined to be a blighted area, the redevelopment of which is necessary to effectuate the public purpose declared in the California Community Redevelopment Law (Health and Safety code Section 33000 et. seq.), for the reasons set forth in Section 8 of this Ordinance.
- c. The Redevelopment Plan will provide for redevelopment of properties within the Project Area boundaries in a manner conforming with the California Community Redevelopment Law and in the interests of the public peace, health, safety, and general welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law and the City's General Plan by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement, and providing for higher economic utilization of potentially useful land.
- d. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible since it is based upon the Preliminary Redevelopment Plan which has been shown to be both economically sound and feasible as a financing mechanism for the Agency. Among other reasons this finding is based on the fact that under the Redevelopment Plan no public rede-

velopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.

- e. The Redevelopment Plan conforms to the General Plan of the City. This finding is substantiated by the findings of the Planning Commission that the Redevelopment Plan conforms to the General Plan for the City.
- f. The carrying out of the Redevelopment Plan will promote the public peace, health, safety, and general welfare of the community and will effectuate the purposes and policy of the California Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the economic, social, and physical conditions of the Project Area.
- g. The condemnation of real property is provided for in the Redevelopment Plan and is necessary to the execution of the Redevelopment Plan and adequate provisions and limitations have been made for payment for property to be acquired as provided by law.
- h. The relocation of persons or businesses is not anticipated or at best would be minimal. However, the Redevelopment Agency has a feasible method or plan for the relocation of families and persons who might be temporarily or permanently displaced from the Project Area through the implementation of the Redevelopment Plan. This finding is based upon the fact that the Redevelopment Plan provides for relocation assistance according to law.
- i. There are or are being provided in the Project Area, or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, and at rents or prices within the financial means of the families and persons who may be displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of, and available to, such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon the fact that no person or family will be required to move from any dwelling unit until suitable replacement housing is available.
- j. There is no noncontiguous area contained in the Project Area.
- k. The previous inclusion of any lands, buildings, or improvements which were not detrimental to the public health, safety, or general welfare was necessary for the effective redevelopment of the Project Area of which they are a part; and that the areas included were and are necessary for effective redevelopment in the community and are not included for the purpose of obtaining the allocation of tax increment revenues from the area pursuant to Section 33670 of the California Health and Safety Code without other substantial justification for their inclusion. This finding is based upon the fact that the boundaries of the Project Area were chosen as a unified and consistent whole to include lands that were underutilized because of ~~blighting~~

influences, or affected by the existence of blighting influences, and land uses significantly contributing to the conditions of blight, whose inclusion were and are necessary to accomplish the objectives and benefits of the Redevelopment Plan.

1. The elimination of blight and the redevelopment of the Project Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the continued existence of blighting influences, including the lack of adequate public improvements and facilities, and the inability of individual developers to economically remove these blighting influences without substantial public assistance in providing adequate public improvements and facilities, the inability of low- and moderate-income persons to finance needed improvements, and the inadequacy of other governmental programs and financing mechanisms to eliminate the blight, including the provision of necessary public improvements and facilities.
- m. The effect of tax increment financing will not cause a significant financial burden or detriment on any taxing agency deriving revenues from the Project Area. This finding is based, among other reasons, upon the fact that the Agency has entered into and executed agreements with affected taxing agencies, the result of which will alleviate or eliminate any financial burdens or detriments as identified in the Fiscal Review Committee's Report as set forth in the Agency's Final Report to the City Council.
- n. The Redevelopment Plan will afford the maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of such area by private enterprise.
- o. The Redevelopment Plan contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which this City Council deems necessary to effectuate the purposes of the Community Redevelopment Law.
- p. All of the recitals of fact set forth in Section 16 are true and correct.

SECTION 17. The City Council, although it does not contemplate the relocation of residents, is satisfied that within the Project Area boundaries or within the greater community, permanent housing facilities either exist or will be available within three years of the time occupants of the Project Area are displaced, and pending the development of such facilities, there will be adequate housing available to such displaced occupants at rents comparable to those in the community at the time of their displacement. No persons or families of low- or moderate-income shall be displaced from residences unless and until

there is a suitable housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace any such persons or families until such housing units are available and ready for occupancy.

SECTION 18. The City Council acknowledges that not less than twenty percent (20%) of the revenue derived from the allocation of taxes, pursuant to Section 33670 of the California Health and Safety Code, from the Project Area shall be used by the Redevelopment Agency for the purpose of increasing and improving the community's supply of housing for persons and families of low or moderate income, and very low-income households unless, through the implementation of the Redevelopment Plan, one of the following findings are made:

- a. That no need exists in the community to improve or increase the supply of low- and moderate-income housing in a manner which would benefit the Project Area; or
- b. That some stated percentage less than twenty percent (20%) of the taxes which are allocated to the Agency is sufficient to meet such housing need; or
- c. That a substantial effort to meet low- and moderate-income housing needs in the community is being made, and that this effort, including the obligation of funds currently available for the benefit of the community from State, local, and Federal sources for low- and moderate-income housing alone, or in combination with the taxes allocated under this provision, is equivalent in impact to the funds otherwise required to be set aside pursuant to this provision. The City Council shall consider the need which can be reasonably foreseen because of displacement of persons and families of low- or moderate-income or very-low income households from within, or adjacent to, the Project Area because of increased employment opportunities or because of any other direct or indirect result of implementation of the Redevelopment Plan.

SECTION 19. The City Council further finds and determines that the Project Area is a "predominantly urbanized" area of the City as said term is defined in Section 33320.1 of the California Health and Safety Code.

SECTION 20. In order to implement and facilitate the effectuation of the Redevelopment Plan which is hereby approved and adopted, it is found and determined that certain official actions all of which are regularly authorized to occur by the City must be undertaken by the City with reference to, among other things, the following:

- a. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their